



Two-room apartment with garden and terrace in Sanremo in an elegant real estate complex



Informações do Revendedor

| | |
|------------|--|
| Name: | ArKadia |
| Nome da | |
| Empresa: | |
| País: | Reino Unido |
| Telefone: | |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

Detalhes do anúncio

| | |
|---------------|----------------|
| Imóveis para: | Venda |
| Preço: | USD 178,760.88 |

Localização

| | |
|------------------------|------------|
| Country: | Itália |
| State/Region/Province: | Ligúria |
| Cidade: | Sanremo |
| CEP: | 18038 |
| Adicionado: | 07/07/2025 |

Informação adicional:

Two-room apartment with garden and terrace in Sanremo in an elegant real estate complex

In a panoramic and quiet position, inside the exclusive Residence Modus Vivendi in Sanremo, we offer for sale a refined two-room apartment with terrace and private garden, ideal as a holiday home or investment solution.

The property is located in a prestigious context, surrounded by greenery and equipped with all the comforts of a modern residential structure.

An environment designed to offer privacy, relaxation and quality of life just a few minutes from the city center and the beaches.

The property is also free of architectural barriers thanks to the large elevators that connect the apartment to the garage and the hall of the complex.

Divided into:

Entrance, living room with large kitchenette, bedroom with walk-in closet, hallway and bathroom with shower.

Externally a large 12m² terrace and an 18m² garden. A large garage completes the property.

The beautiful terrace and garden are ideal for inclusively experiencing the temperate climate of the



Riviera dei Fiori. The interior finishes are well-finished and of a good standard: double-glazed sliding windows, insulated boxes, glass and aluminum railings, soundproof systems, independent heating with electric convectors. The property is sold fully furnished and equipped, ready to be inhabited or immediately put to income up to 6 beds.

Currently the unit is included in an RTA (Residenza Turistico Alberghiera), which involves the purchase exclusively as a second home, without the possibility of transferring the registered residence. However, the procedures for the definitive removal of the RTA constraint are underway, which will make the property totally free from an urban planning perspective, with a consequent increase in the asset value in the medium term.

Investment formula:

Ideal both as a holiday home and as an income investment, thanks to the extraordinary microclimate of Sanremo (about 3,000 hours of sunshine per year) and the presence of internationally important events throughout the year.

The internal management company offers a complete service for the rental of the property: guest reception, bureaucratic management, cleaning and assistance.

Quarterly income guaranteed during periods in which the property is not used by the owner.

Surface area report:

Apartment floor area 37 m2 Terrace 12 m2 Garden 18 m2 Garage 26 m2

Commercial area 52 m2

Request €153,000 I.P.E. G 200.00 Kw/m2 per year

EASY HOME: the added value for those who sell and buy a HOME!

Experience and tailor-made strategies for your property

Contact us today!

☎ 0184/68.82.79 | Cell 333/39.25.166

SELLING A HOUSE: Maximum value, minimum worry

With CASA facile, sell quickly, at the best price and safely.

- Accurate valuation – Strategic and correct price for a quick sale.
- Top presentation – Professional photos, videos and virtual tours.
- Verified documents – No surprises, only certainties.
- Effective ads – Maximum visibility on the best portals.
- Total support – From the listing to the deed.

BUYING A HOUSE: The right choice, without risks

- ✓ Tailor-made selection – Properties suited to your needs.
- ✓ Maximum transparency – Details and documents always verified.
- ✓ Expert advice – We guide you step by step to guarantee the perfect purchase.



-
- ✓ Advantageous negotiation – The best price for your purchase.
 - ✓ Complete assistance – We are always at your side.

CASA facile: the experience that makes the difference!

Discover our tailor-made service and live a stress-free real estate experience!

Contact us and let yourself be guided by true professionals.

Construído: 2001

Comum

Quartos de dormir: 1
Pés quadrados acabados: 52 m²
Floor Number: 1

Room details

Total rooms: 2
Indoor Features: Fitted kitchen

Energy efficiency

Energy Use (kWh/m²/year): 200

Building details

Parking: Sim
Number of Garages: 1
Outdoor Amenities: Pool
Número de pisos: 4

Rental details

Furnished: Sim

Lease terms

Date Available:

Informação adicional

URL do site: http://www.arkadia.com/HOYC-T62/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: b61



IMLIX

Mercado Imobiliário IMLIX

<https://www.imlix.com/pt/>

